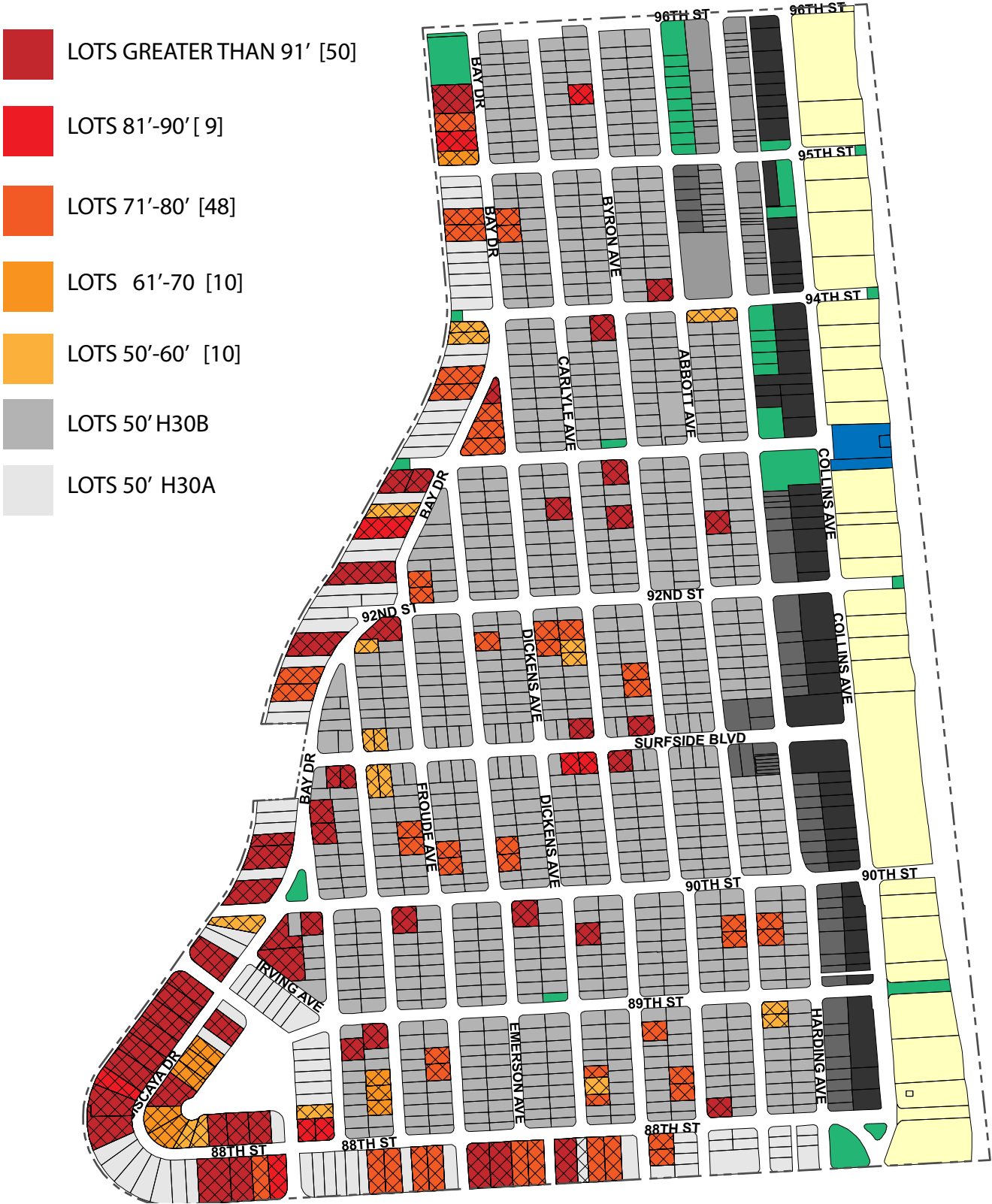


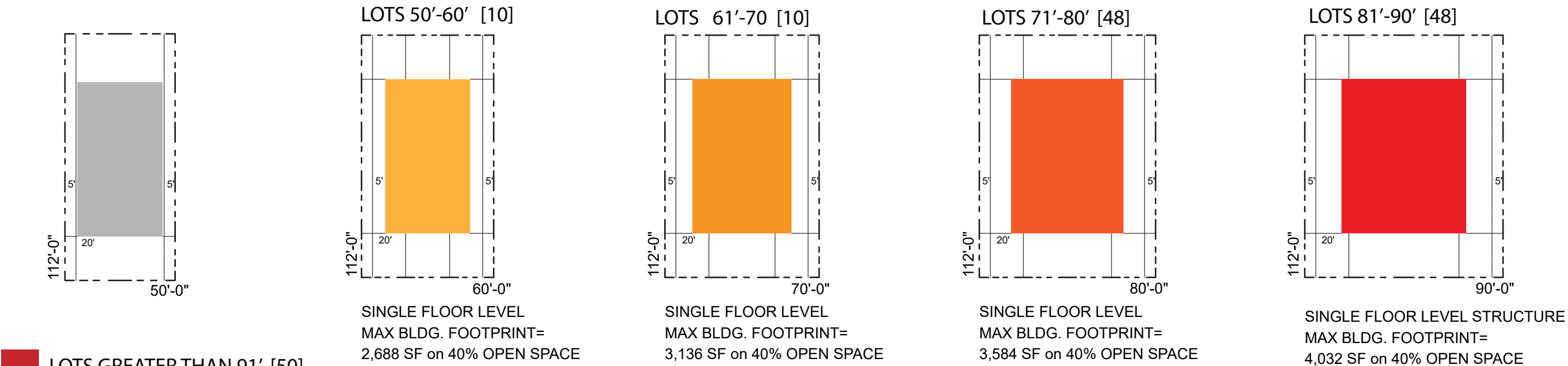
AGGREGATED LOTS

Location + Quantity in Town of Surfside

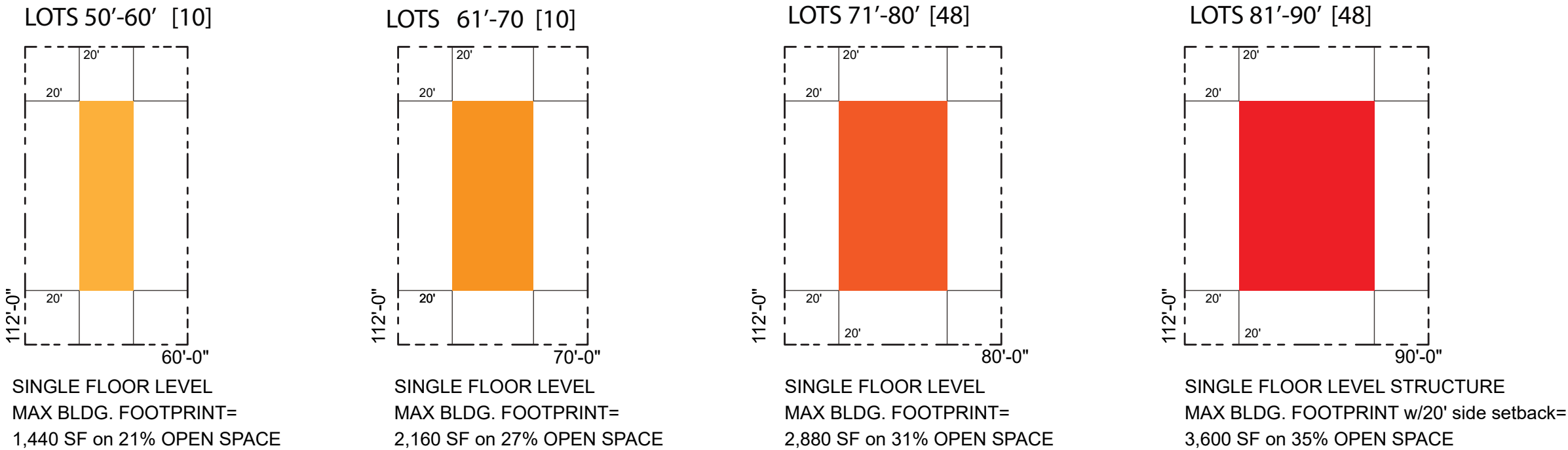


AGGREGATED LOTS
Comparison of 10% Side Setback and 20' Side Setback

10% Side Setback

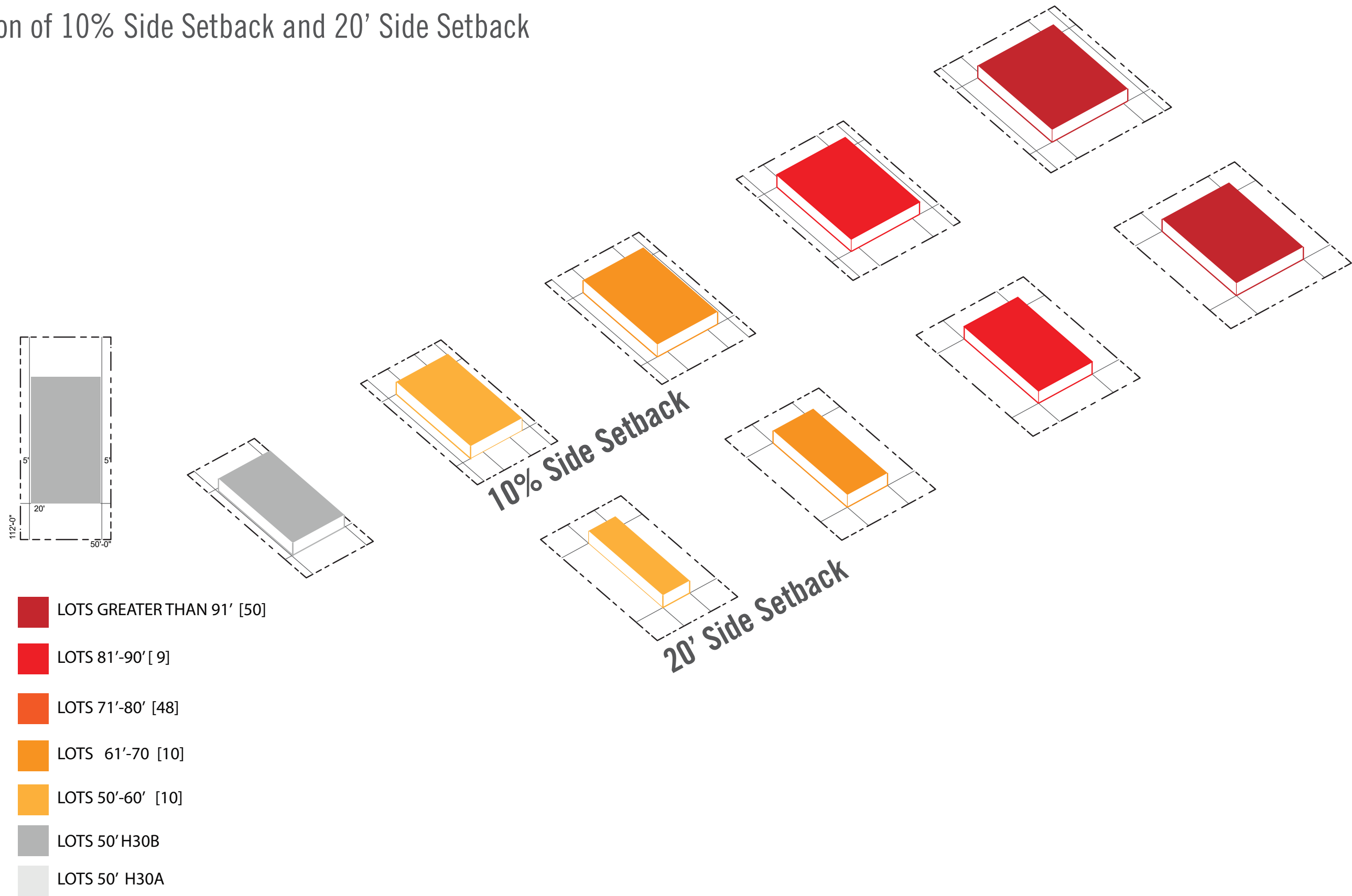


20' Side Setback



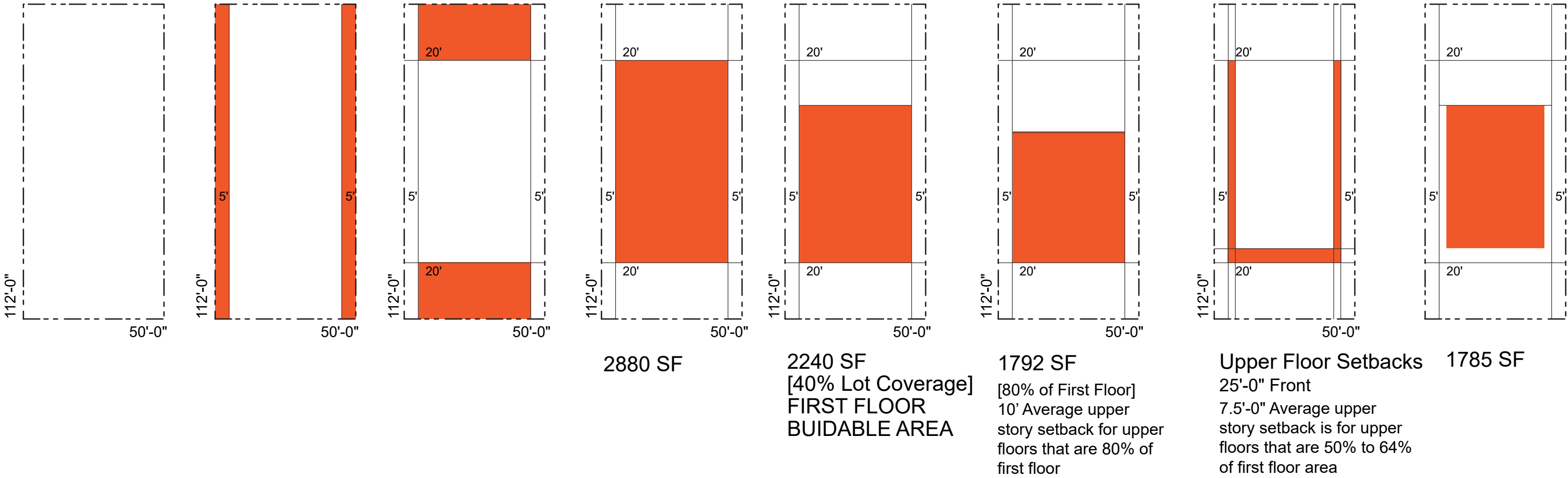
AGGREGATED LOTS

Comparison of 10% Side Setback and 20' Side Setback



STANDARD LOT H30B

Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.

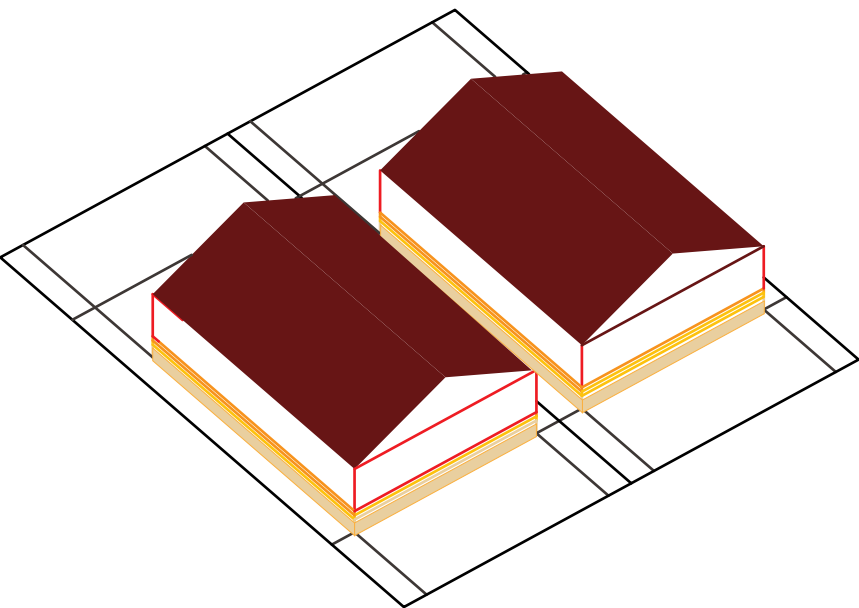


F.A.R.=.72
.72 OF 5,600 [50'X112']=4,032 SF
CURRENT CODE= MAX GROUND FLOOR 2,240

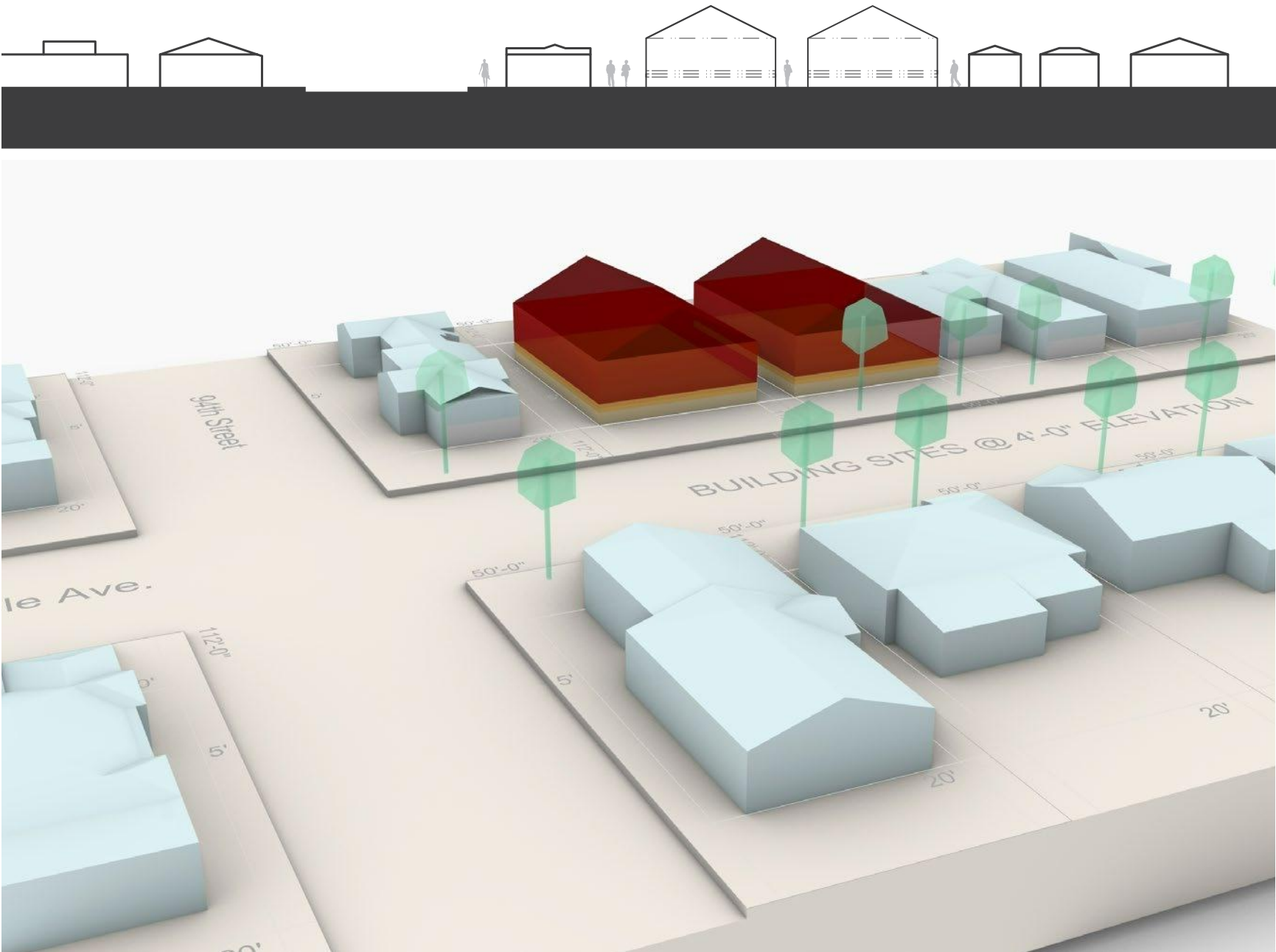
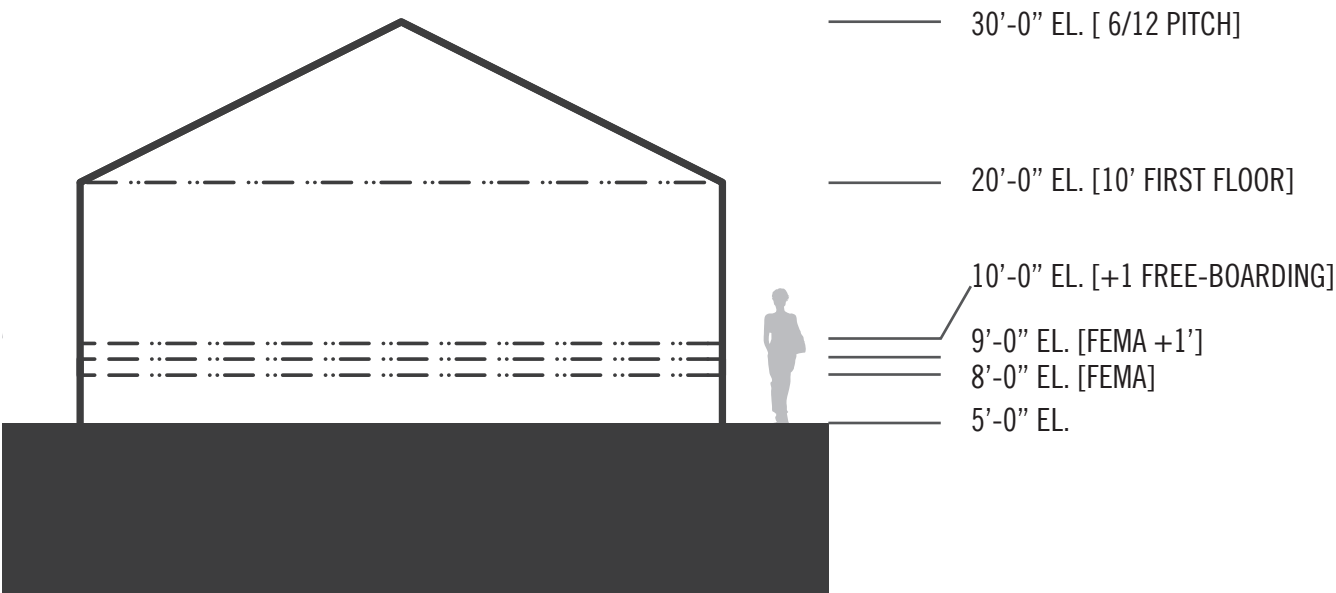


STANDARD LOT H30B -Single Story Sloped Roof Structure

Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.

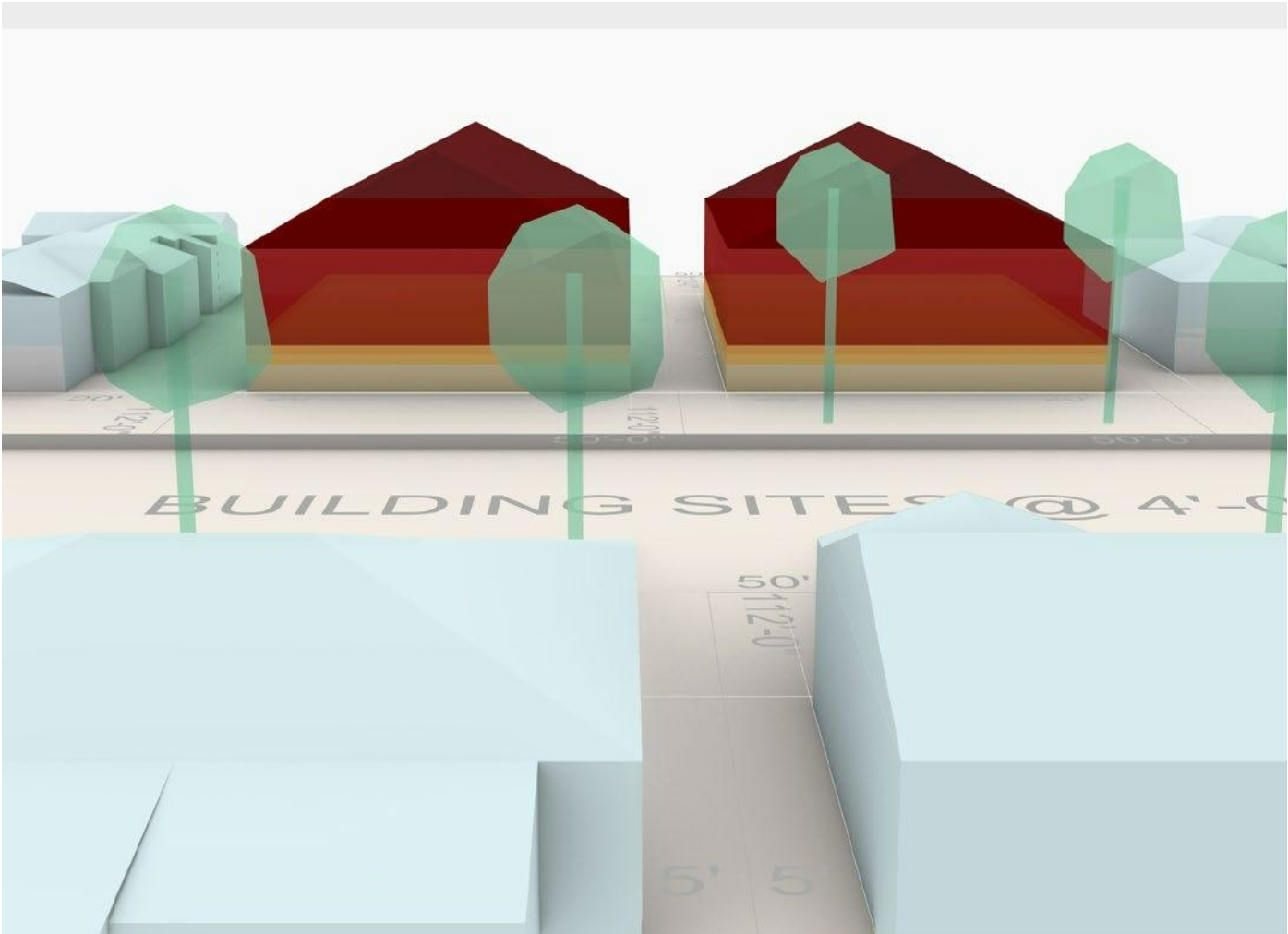
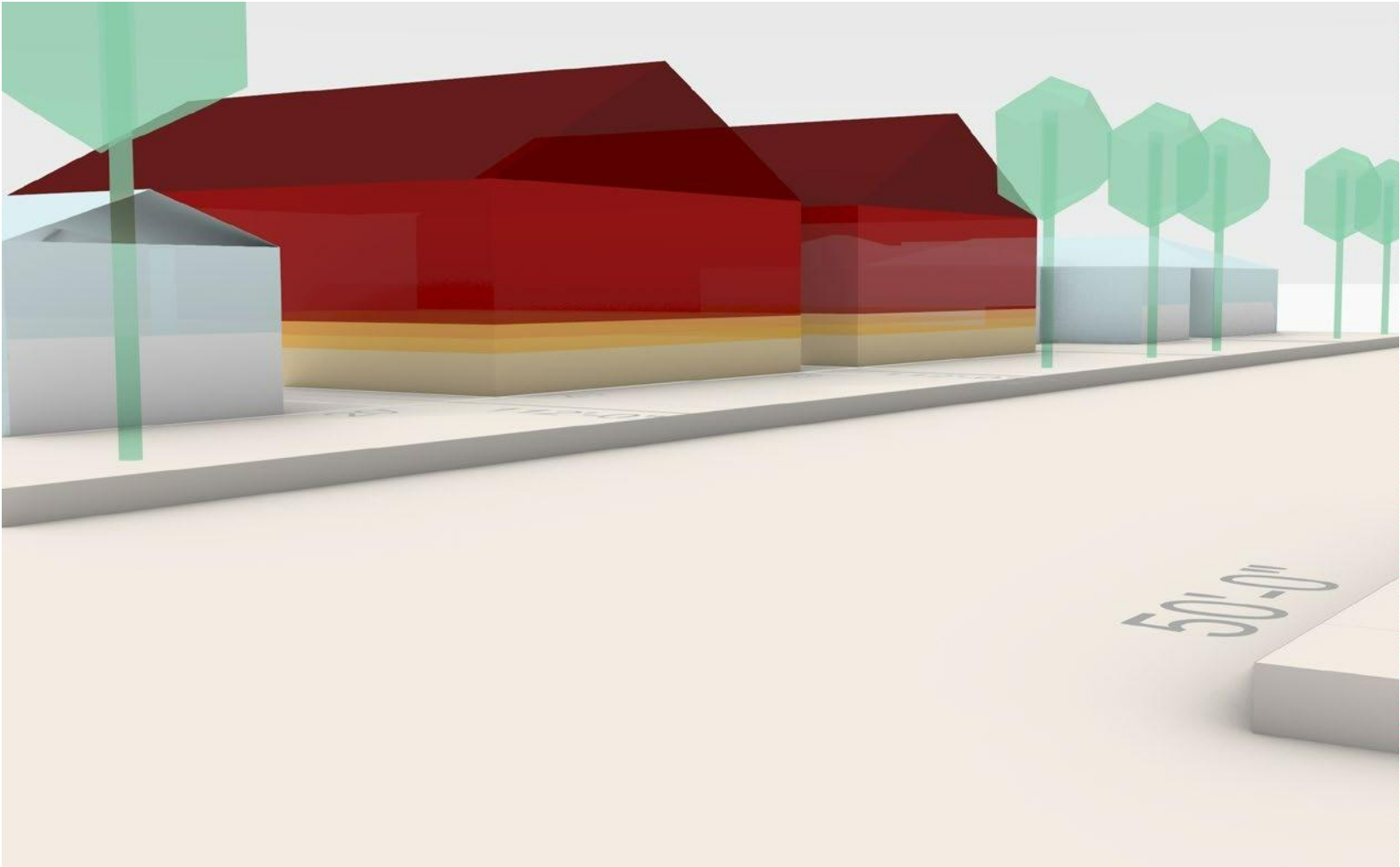


SINGLE STORY SLOPED ROOF STRUCTURE



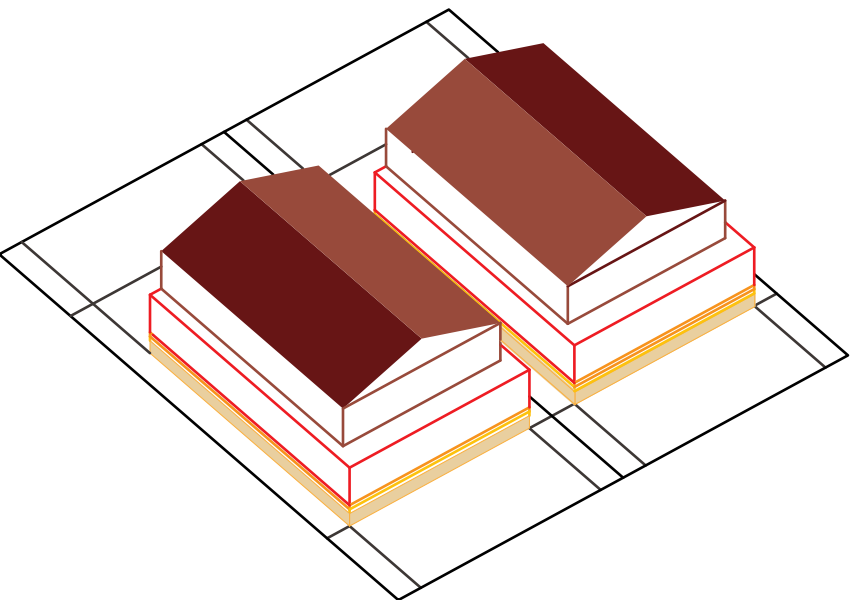
STANDARD LOT H30B -Single Story Sloped Roof Structure

Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.

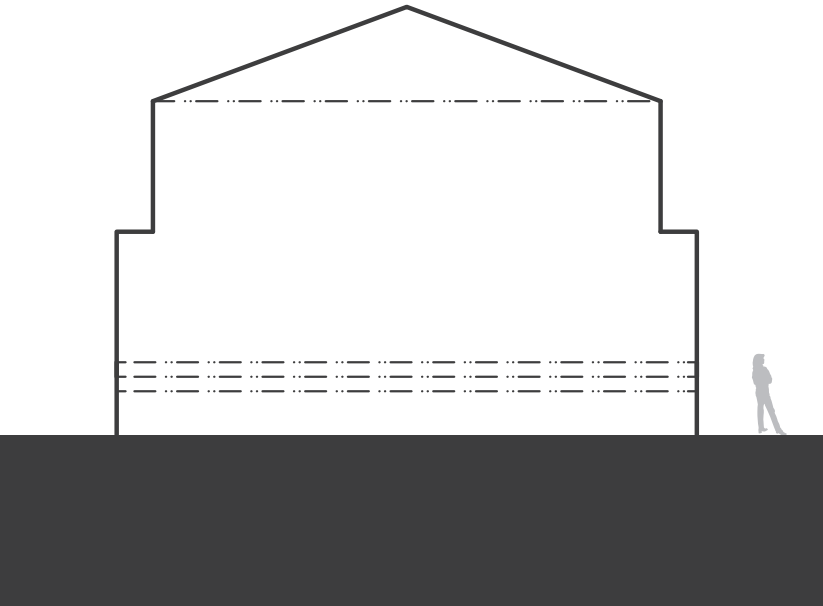


STANDARD LOT H30B -Two Story Sloped Roof Structure

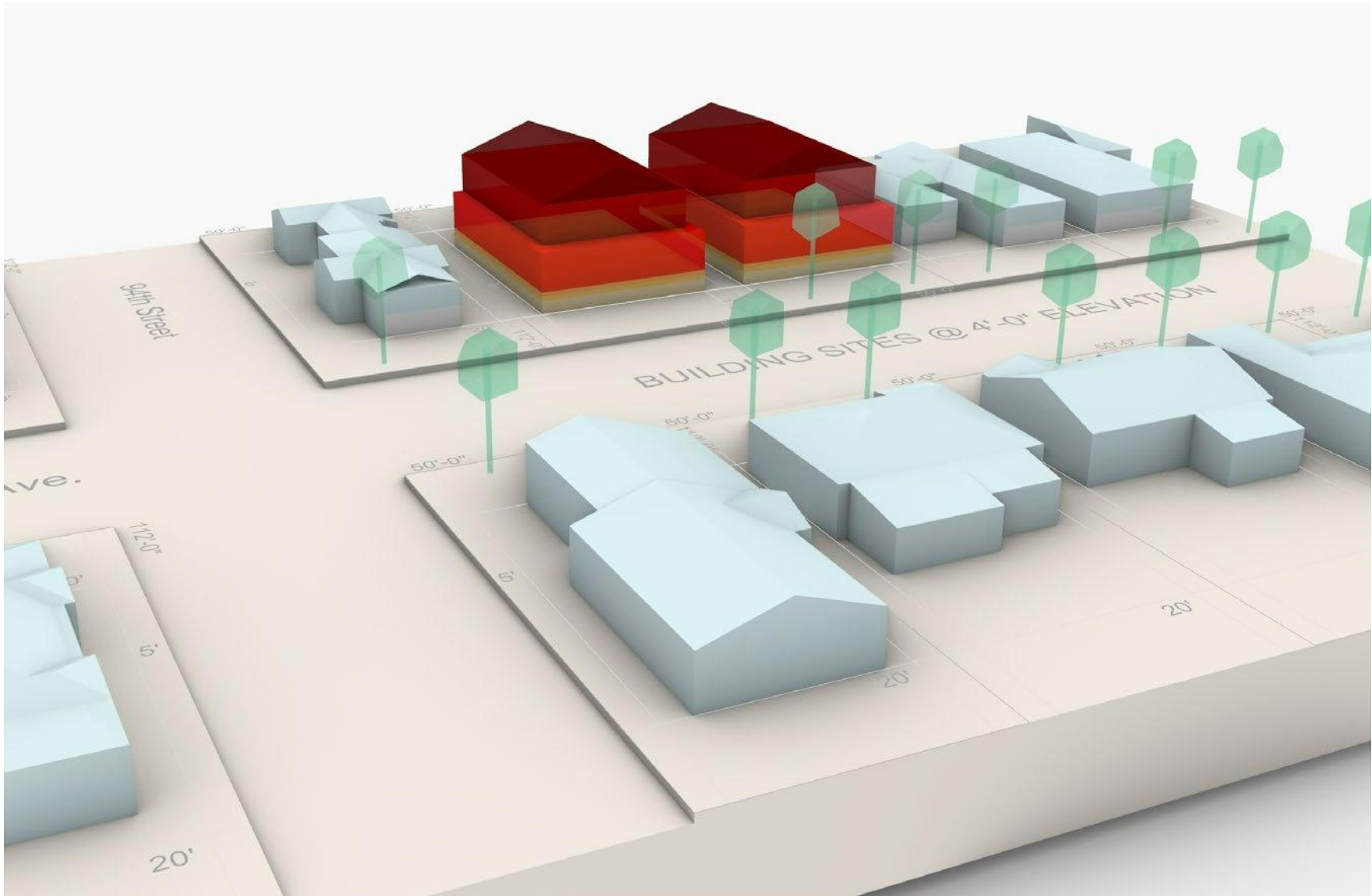
Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.



TWO STORY SLOPED ROOF STRUCTURE

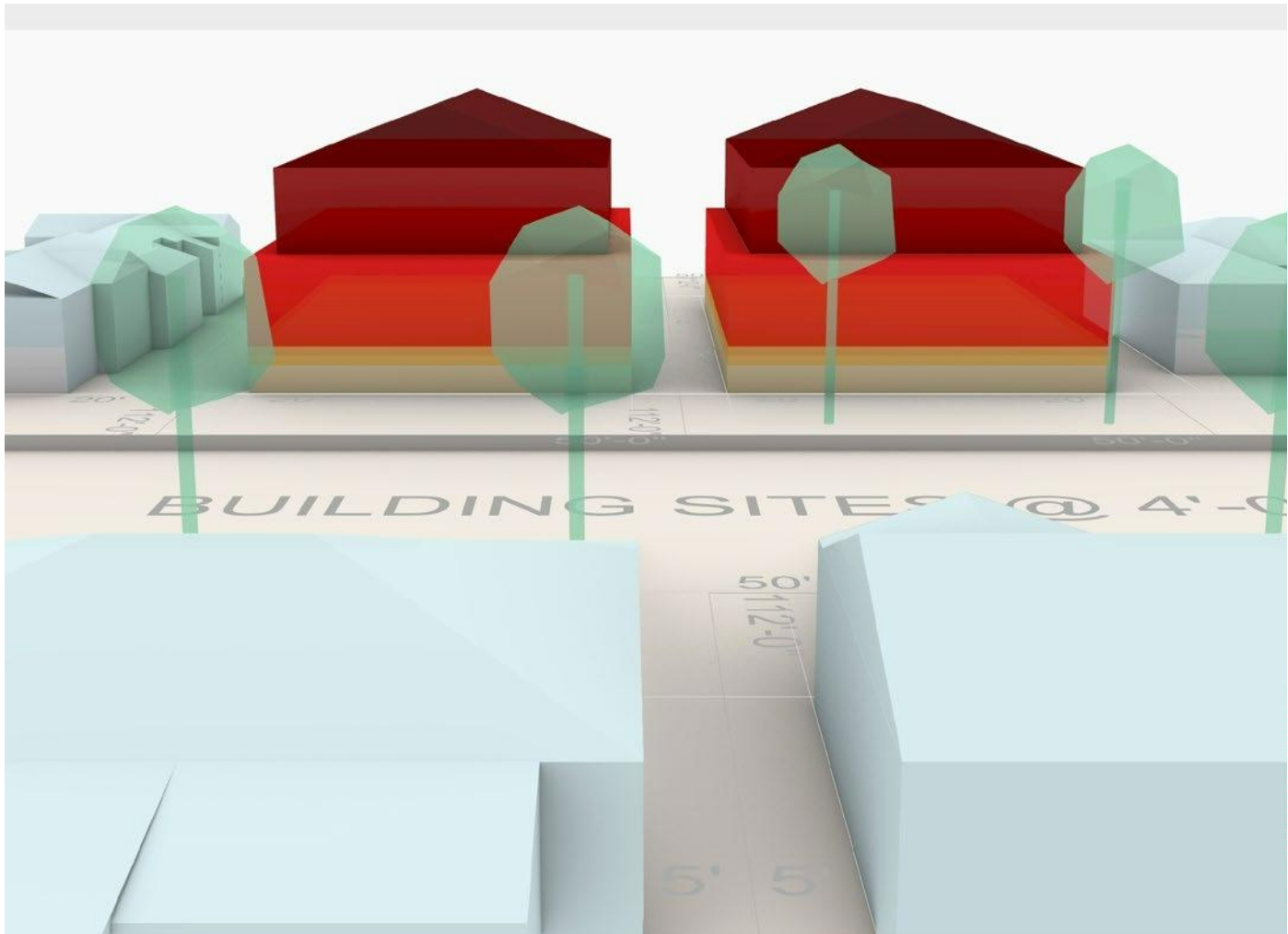
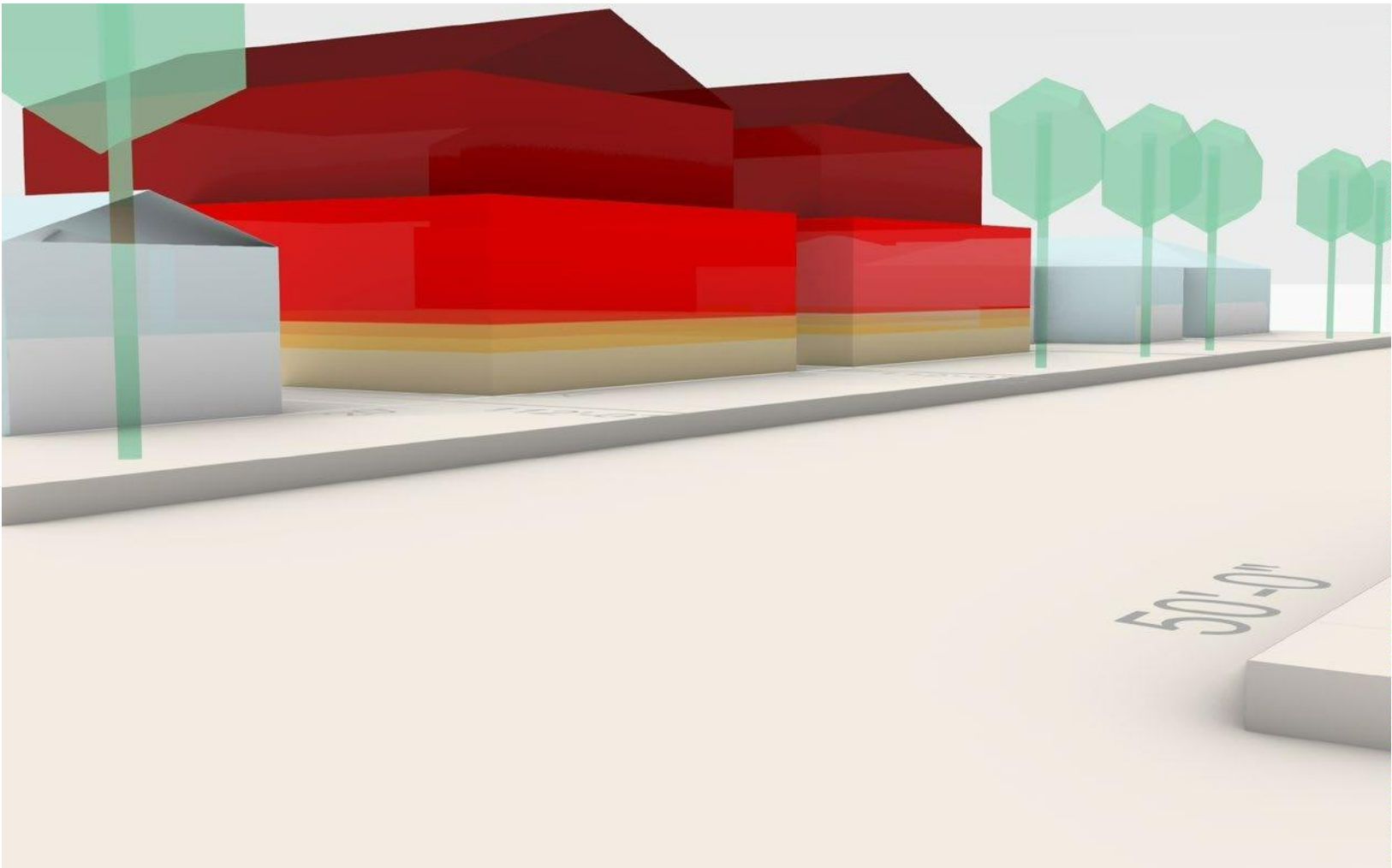


- 30'-0" EL. [4/12 PITCH]
BOTTOM SIDE OF RIDGE BEAM
- 28'-0" EL. [10' FIRST FLOOR]
- 19'-0" EL. [10' FIRST FLOOR]
- 10'-0" EL. [+1 FREE-BOARDING]
- 9'-0" EL. [FEMA +1']
- 8'-0" EL. [FEMA]
- 5'-0" EL.



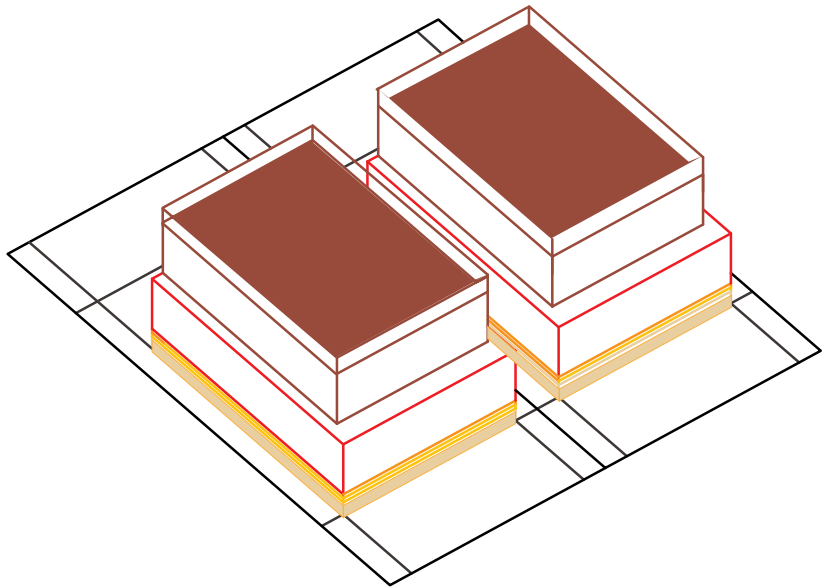
STANDARD LOT H30B -Two Story Sloped Roof Structure

Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.

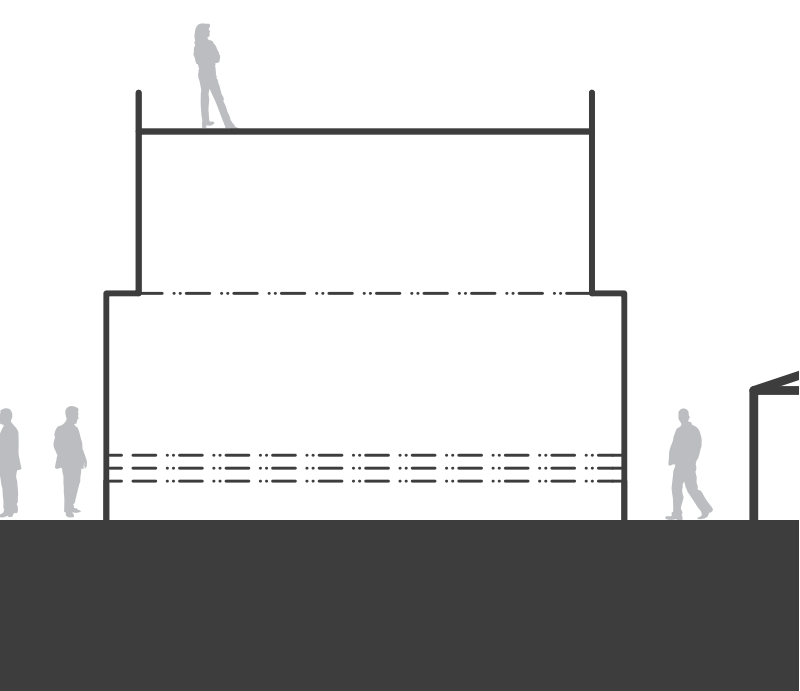


STANDARD LOT H30B -Two Story Flat Roof Structure w/parapet

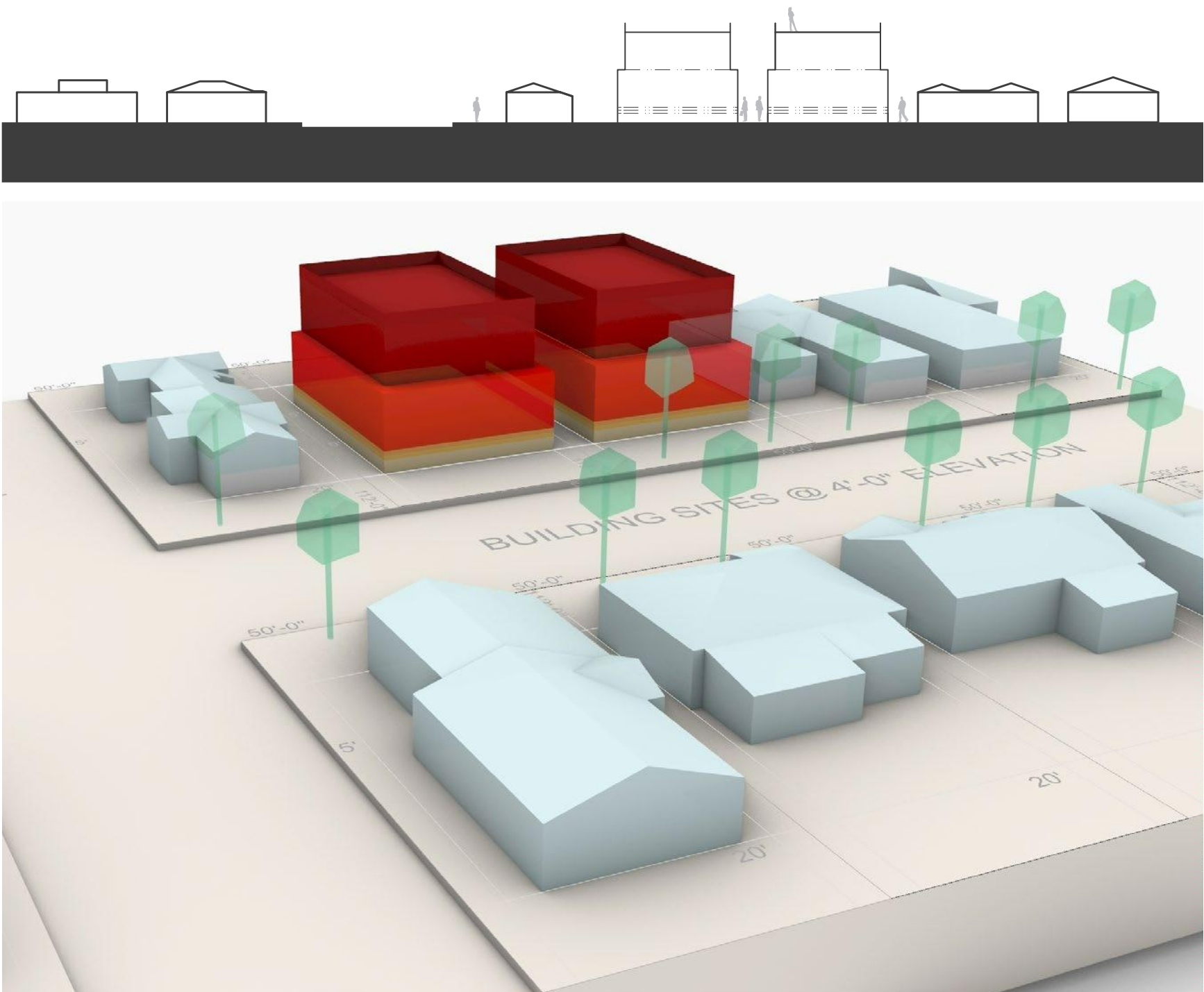
Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.



TWO STORY FLAT ROOF STRUCTURE



- 33'-0" EL. [PARAPET HEIGHT]
- 30'-0" EL. [FLAT ROOF]
BOTTOM OF PARAPET
- 20'-0" EL. [10' FIRST FLOOR]
- 10'-0" EL. [+1 FREE-BOARDING]
- 9'-0" EL. [FEMA +1']
- 8'-0" EL. [FEMA]
- 5'-0" EL.



STANDARD LOT H30B -Two Story Flat Roof Structure w/parapet
Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112' site.

